

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Wednesday, June 28, 2017

To:

Applicant: KANSAS CITY MOTORS LLC

Email: MARVINMCFARLANDKCMTR@YAHOO.COM

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email:

Fax #: <NO FAX NUMBER>

Architect: GUY GRONBERG ARCHITECTS

Email:

Fax #: (816) 524-8578

Property Owner: MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

Property Owner: MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2017119

Application Type: Commercial Final Development Plan

Application Name: KC Motors

Location: 708 SE OLDHAM CT, LEES SUMMIT, MO 64081

704 SE OLDHAM CT, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Planning and Codes Administration Department at (816) 969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Approved with Conditions
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1. Provide a copy of the spec sheets for the mechanical units. The units shall be screened per Section 7.180.F of the UDO, "...by landscaping or masonry wall up to a height of the units to be screened."

Provide details of the gates used elsewhere on the site and the screening wall.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Revise the Storm Water Drainage Analysis report to address the 40-hour extended detention of runoff from the local 90% mean annual event (1.37"/24-hour rainfall), per the Design and Construction Manual Section 5608.

2. Sheet 4: Revise the Berm Section A-A to meet the requirements of APWA ESC-05.

3. Sheet 5: Include the joint details and notes from Standard Detail GEN-3A on this sheet. Label the thickness and include the tie-bars in Section A-A.

4. Sheet 8: Include a note requiring trench checks at the sanitary sewer service lines.

5. Sheet 8: Label the wye connection to the existing main to as "cut-in."

6. Sheet 10: Revise the APWA ESC detail numbers to match current standard details. Revise the erosion control methods for the swale, silt fence is not allowed for that use.

7. Sheets 12-13: Delete GEN 3A & 3B, they are for retrofit only.

8. Include sanitary sewer standard detail SAN-1 in the plan set.

9. Submit a revised Engineer's Estimate of Probable Construction Costs per all review comments.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Any fencing or barrier around the facility shall not prevent immediate access to a hydrant from the parking lot.

For information only.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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